



Revised

NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Subdivision Tentative Plan / Urban Growth Preliminary Declaration Case No. SUB-UGA23-03
PROPERTY LOCATION:	5045 Macleay Rd SE, Salem OR 97317
NOTICE MAILING DATE:	February 10, 2023 <u>March 23, 2023</u>
PROPOSAL SUMMARY:	An application for a 24-lot residential subdivision.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, February 24, Thursday, April 6, 2023. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.010(d) – Subdivision Tentative Plan; 200.025 – Urban Growth Preliminary Declaration Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Emily Reiman
APPLICANT(S):	Tara Hanby
PROPOSAL REQUEST:	<p>An Urban Growth Area Preliminary Declaration to determine the required public facilities to develop land outside the Urban Service Area, and a Subdivision Tentative Plan to divide approximately 4.1 acres into a total of 24 lots ranging in size from 1,500 square feet to 6,696 square feet in size. The applicant is requesting alternative street standards to allow a proposed internal private street, Oyster Way to be constructed with a right-of-way width and improvement width less than the minimum required for a local street under SRC 803.020.</p> <p>The subject property is approximately 4.1 acres in size, zoned RS (Single Family Residential), and located at 5045 Macleay Road SE - 97317 (Marion County Assessors Map and Tax Lot numbers: 072W32D / 001900 and 02000).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22 119932. Paper copies can be obtained for a reasonable cost.

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:

<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development

Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REVISED REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Subdivision Tentative Plan / Urban Growth Preliminary Declaration
Case No. SUB-UGA23-03

PROJECT ADDRESS: 5045 Macleay Rd SE, Salem OR 97317

AMANDA Application No.: 22-119932-PLN

COMMENT PERIOD ENDS: ~~February 24, 2023~~ April 6, 2023

SUMMARY: An application for a 24-lot residential subdivision.

REQUEST: An Urban Growth Area Preliminary Declaration to determine the required public facilities to develop land outside the Urban Service Area, and a Subdivision Tentative Plan to divide approximately 4.1 acres into a total of 24 lots ranging in size from 1,500 square feet to 6,696 square feet in size. The applicant is requesting alternative street standards to allow a proposed internal private street, Oyster Way to be constructed with a right-of-way width and improvement width less than the minimum required for a local street under SRC 803.020.

The subject property is approximately 4.1 acres in size, zoned RS (Single Family Residential), and located at 5045 Macleay Road SE - 97317 (Marion County Assessors Map and Tax Lot numbers: 072W32D / 001900 and 02000).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Friday, February 24, Thursday, April 6, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
Address: _____
Phone: _____
Email: _____
Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

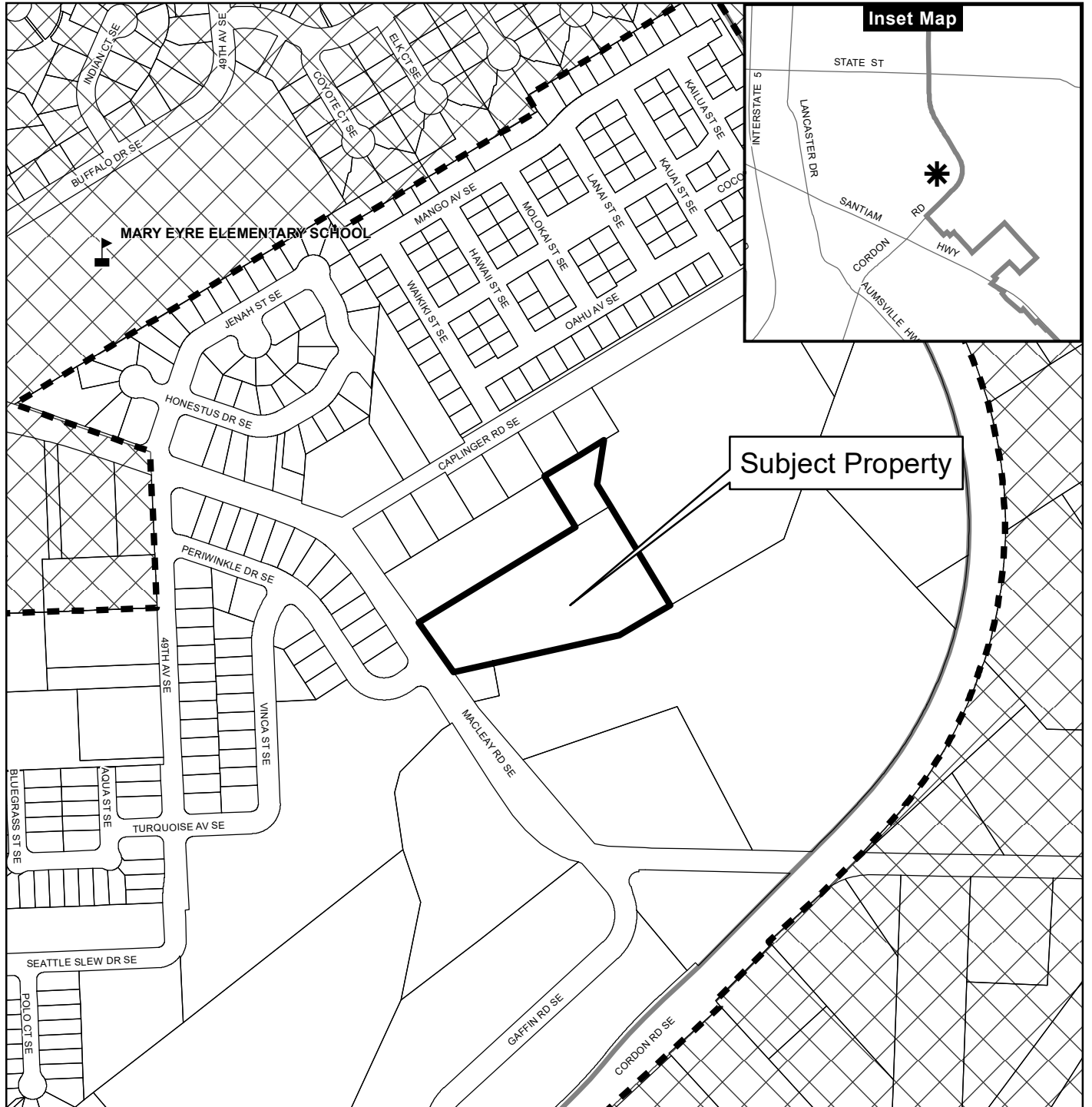
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

5045 Macleay Road SE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



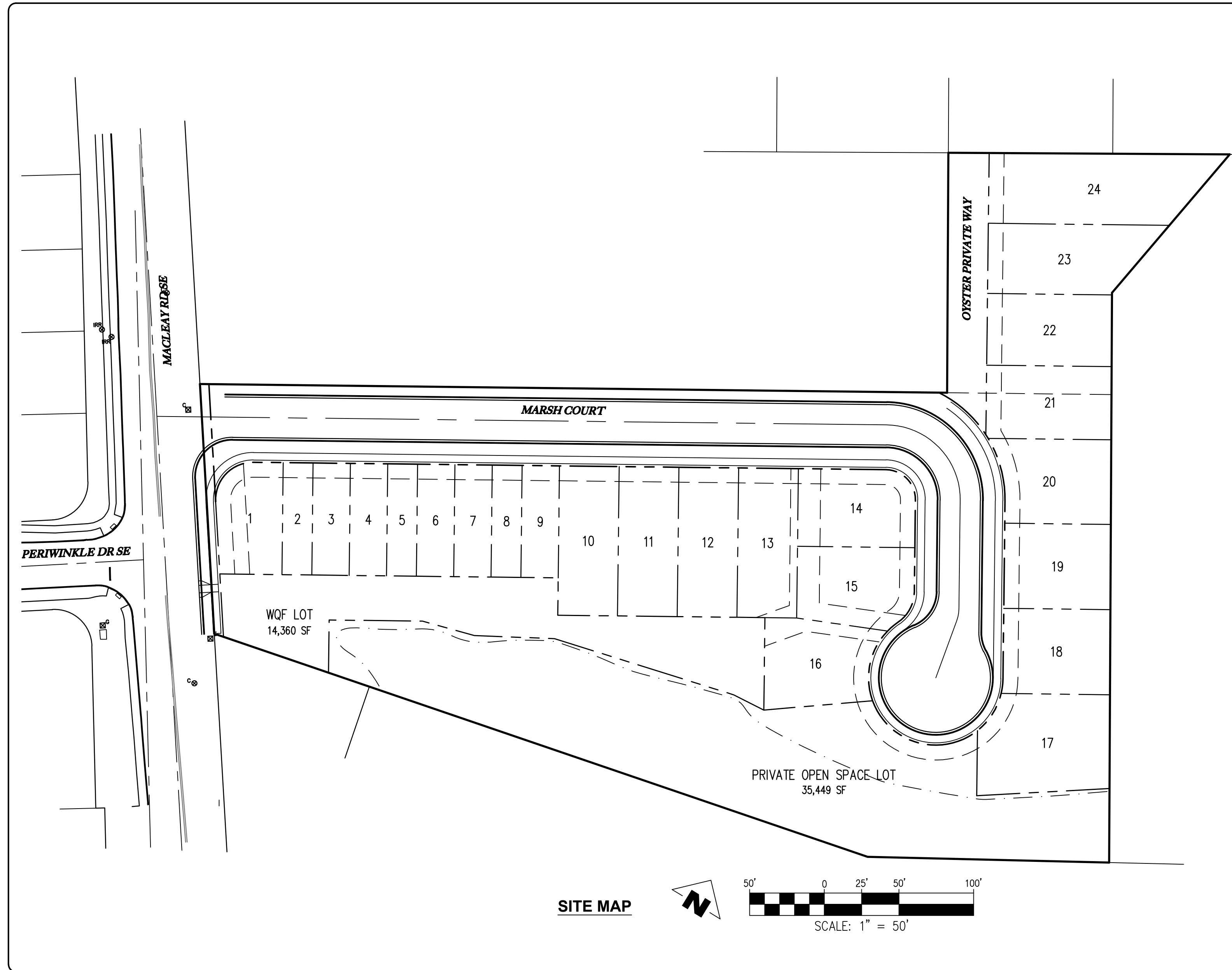
0 100 200 400 Feet



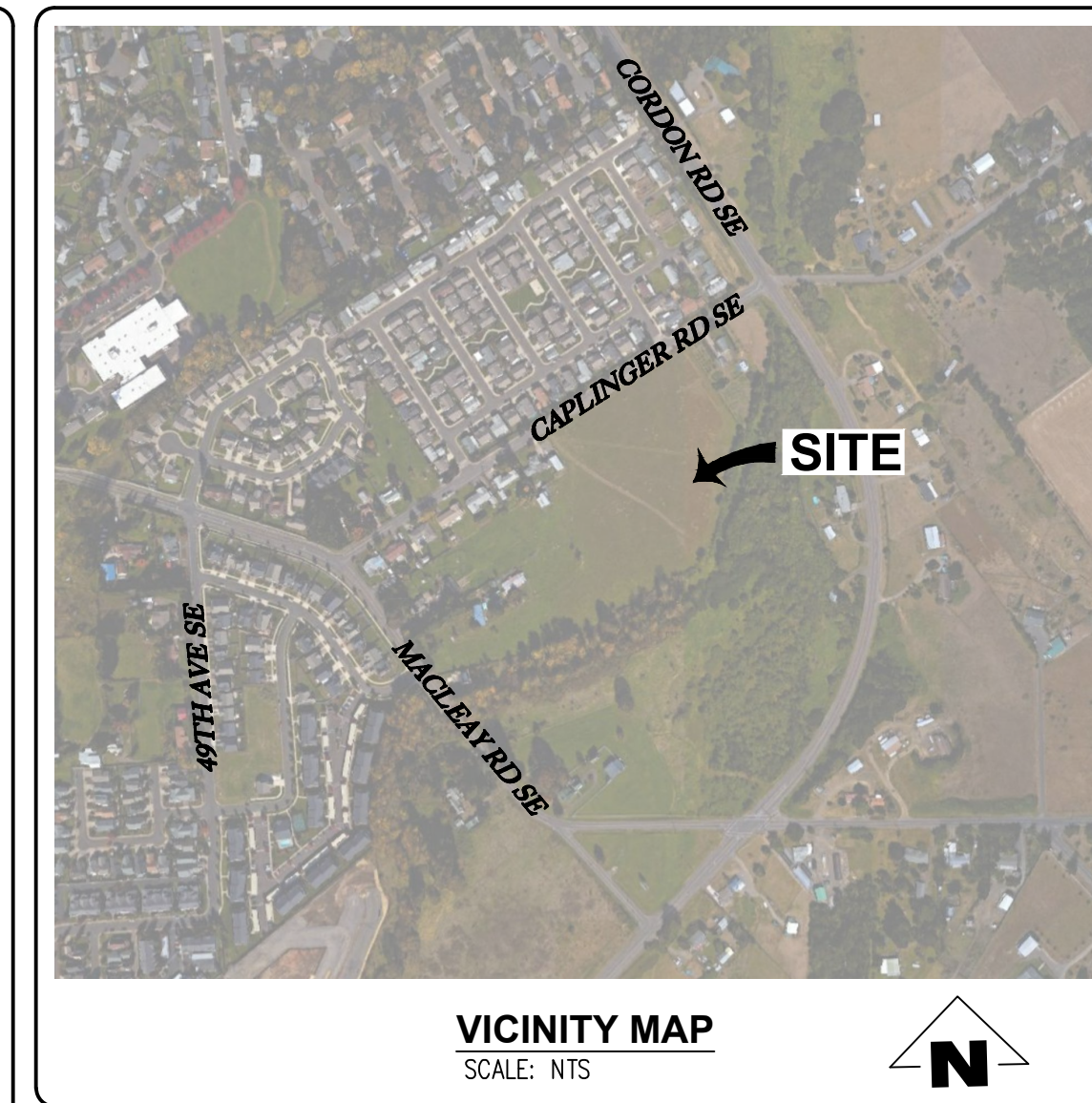
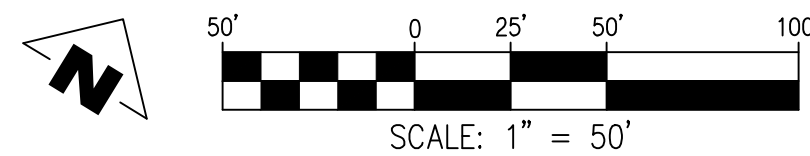
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

5045 MACLEAY ROAD SE

24-LOT SUBDIVISION - TENTATIVE SUBDIVISION IMPROVEMENT PLANS TAXLOT 072W32D002000 CITY OF SALEM, OREGON



SITE MAP



VICINITY MAP
SCALE: NTS

LEGEND			
—	BOUNDARY LINE	—SS—	EXISTING SANITARY SEWER LINE
- - -	EASEMENT	—W—	EXISTING WATER LINE
-+4-	EXISTING 1' CONTOUR LINE	—	EXISTING OVERHEAD POWER LINE
-+6-	EXISTING 5' CONTOUR LINE	—	EXISTING GAS LINE
—	EXISTING CROWN (CENTER LINE OF ROAD)	—	EXISTING DITCH LINE
☀	EXISTING TREE	—	EXISTING WETLAND LINE
⊙	EXISTING STORM DRAIN MANHOLE	—	EXISTING HEDGE LINE
⊙	EXISTING SANITARY SEWER MANHOLE	—	EXISTING WOODEN FENCE
⊙	EXISTING CATCH BASIN	—	EXISTING RAIL FENCE
⊙	EXISTING CLEANOUT	—X—	EXISTING CHAIN LINK FENCE
⊙	EXISTING WATER METER	—	PROPOSED STORM LINE
⊙	EXISTING WATER VALVE	—	PROPOSED SANITARY LINE
⊙	EXISTING FIRE HYDRANT	—	PROPOSED WATERLINE
⊙	EXISTING MAIL BOX	—	PROPOSED STORM LATERAL
⊙	EXISTING UTILITY POLE	—	PROPOSED SANITARY LATERAL
⊙	EXISTING GUY WIRE	—	PROPOSED SINGLE WATER METER
⊙	EXISTING LIGHT	⊙	PROPOSED STORM MANHOLE
⊙	EXISTING COMMUNICATION PEDESTAL	⊙	PROPOSED CATCH BASIN/AREA DRAIN
⊙	EXISTING ELECTRICAL METER	⊙	PROPOSED SANITARY MANHOLE
⊙	EXISTING JUNCTION BOX	⊙	PROPOSED BLOWOFF
⊙	EXISTING BOLLARD	⊙	PROPOSED WATER VALVE
⊙	EXISTING DOWNSPOUT	—104—	PROPOSED 1' CONTOUR LINE
⊙	EXISTING WETLAND FLAG	—105—	PROPOSED 5' CONTOUR LINE
⊙	EXISTING STORM LINE	—X—	PROPOSED SEDIMENT FENCE

DRAWING INDEX

SHEET NO.	TITLE
01	COVER SHEET AND INDEX OF DRAWINGS
02	EXISTING CONDITIONS PLAN
03	TREE PRESERVATION AND REMOVAL PLAN
04	TREE PRESERVATION AND REMOVAL PLAN - CITY
05	TENTATIVE PLAT
06	TENTATIVE SITE PLAN
07	TYPICAL STREET SECTIONS
08	TENTATIVE COMPOSITE UTILITY PLAN
09	TENTATIVE GRADING PLAN
10	TENTATIVE EROSION AND SEDIMENT CONTROL PLAN
11	MACLEAY RD SE STA 1+00 TO 4+50.59 - PLAN AND PROFILE
12	MARSH COURT STA 1+00 TO 5+00 - PLAN AND PROFILE
13	MARSH COURT STA 5+00 TO 6+75 - PLAN AND PROFILE
14	MARSH COURT STA 6+75 TO 9+00 - PLAN AND PROFILE
15	URBAN GROWTH AREA PRELIMINARY DECLARATION

ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOT FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

BENCHMARK INFORMATION

HORIZONTAL DATUM FOR THIS SURVEY IS BASED UPON STATE PLANE COORDINATES, OREGON NORTH ZONE (3601). THE VERTICAL DATUM FOR THIS SURVEY IS BASED UPON NSVD-29 DATUM, BENCHMARK NO. A11997, ELEVATION = 179.364. UNITS ARE INTERNATIONAL FEET.

PROJECT CONTACTS

OWNER/APPLICANT:	CIVIL ENGINEER:
DevNW 212 MAIN STREET SPRINGFIELD, OR 97477 CONTACT: ERIN DEY (207) 346-4640	EMERIO DESIGN, LLC 1500 VALLEY RIVER DRIVE, SUITE 100 EUGENE, OR 97401 CONTACT: ROY HANKINS, PE (503) 746-8812
GEOTECHNICAL ENGINEER:	LAND SURVEYOR:
CENTRAL GEOTECHNICAL SERVICES, LLC 10240 SE NIMBUS AVENUE, SUITE L6 PORTLAND, OR 97223 CONTACT: JOSE SERRANO, PE (503) 646-9419	EMERIO DESIGN, LLC 6445 SE FALLBROOK PLACE, SUITE 100 BEAVERTON, OR 97008 CONTACT: ERIC LYNCH, PLS (503) 746-8812

SITE DATA

SITE AREA:	4.08 ACRES
CURRENT ZONING:	RS
TAX MAP:	072W32D
TAX LOT:	2000 & 1900
NO OF LOTS:	24

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

COVER SHEET AND INDEX OF DRAWINGS

NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, STE 100
EUGENE, OREGON 97401
TEL: (503) 746-8812
FAX: (503) 639-9592
www.emeriodesign.com

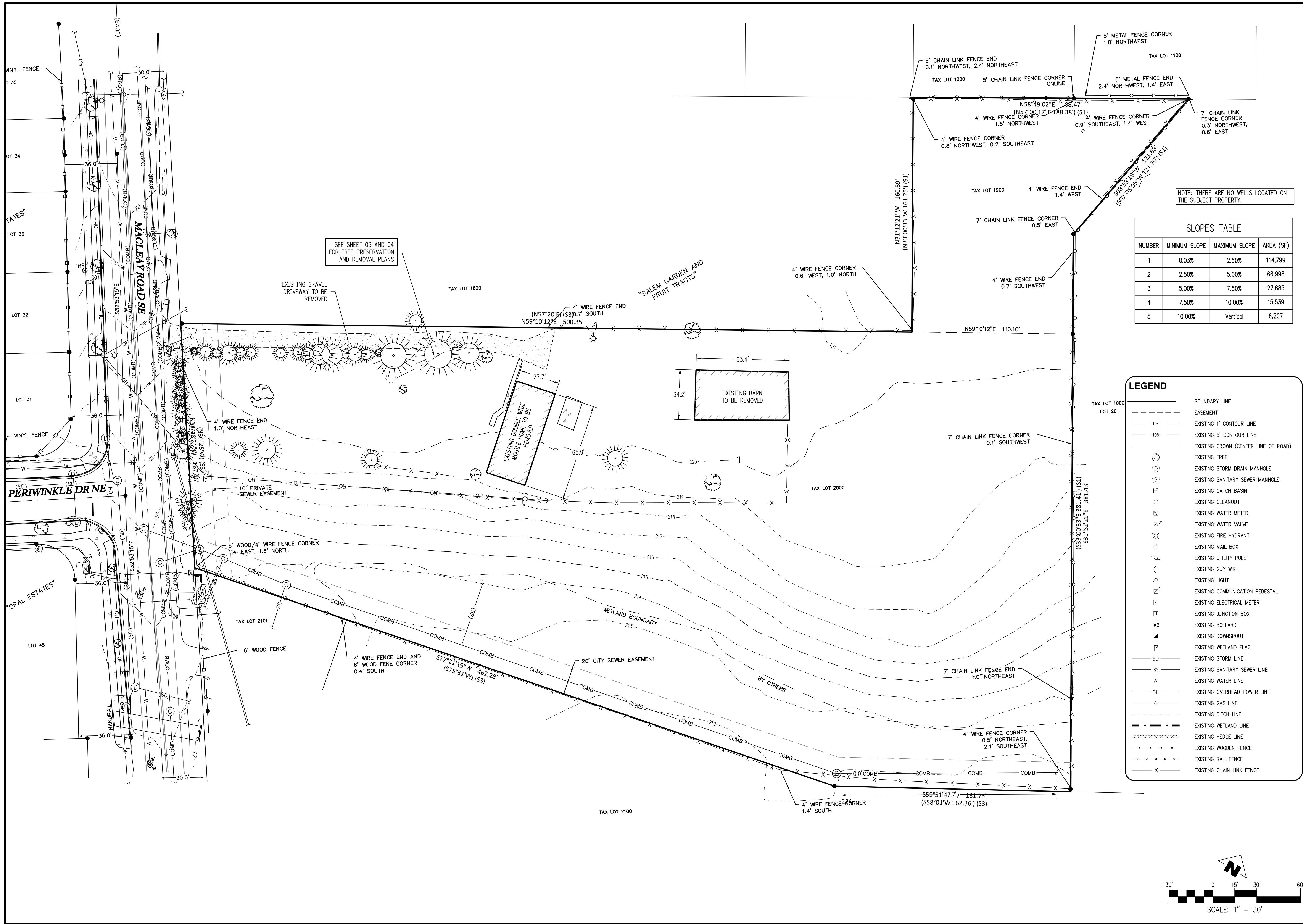


SHEET

01

OF

15



SEE SHEET 03 AND 04 FOR TREE PRESERVATION AND REMOVAL PLANS

NOTE: THERE ARE NO WELLS LOCATED ON THE SUBJECT PROPERTY.

SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA (SF)
1	0.03%	2.50%	114,799
2	2.50%	5.00%	66,998
3	5.00%	7.50%	27,685
4	7.50%	10.00%	15,539
5	10.00%	Vertical	6,207

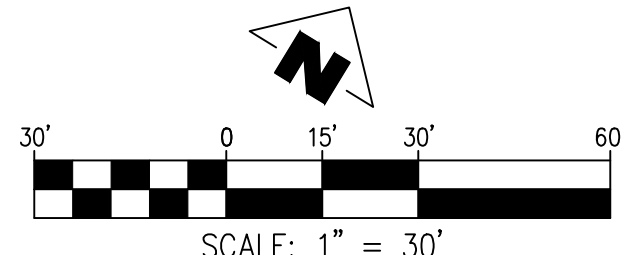
LEGEND	
[Symbol]	BOUNDARY LINE
[Symbol]	EASEMENT
[Symbol]	EXISTING 1" CONTOUR LINE
[Symbol]	EXISTING 5" CONTOUR LINE
[Symbol]	EXISTING CROWN (CENTER LINE OF ROAD)
[Symbol]	EXISTING TREE
[Symbol]	EXISTING STORM DRAIN MANHOLE
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING CATCH BASIN
[Symbol]	EXISTING CLEANOUT
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING MAIL BOX
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING GUY WIRE
[Symbol]	EXISTING LIGHT
[Symbol]	EXISTING COMMUNICATION PEDESTAL
[Symbol]	EXISTING ELECTRICAL METER
[Symbol]	EXISTING JUNCTION BOX
[Symbol]	EXISTING BOLLARD
[Symbol]	EXISTING DOWNSPOUT
[Symbol]	EXISTING WETLAND FLAG
[Symbol]	EXISTING STORM LINE
[Symbol]	EXISTING SANITARY SEWER LINE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING OVERHEAD POWER LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING DITCH LINE
[Symbol]	EXISTING WETLAND LINE
[Symbol]	EXISTING HEDGE LINE
[Symbol]	EXISTING WOODEN FENCE
[Symbol]	EXISTING RAIL FENCE
[Symbol]	EXISTING CHAIN LINK FENCE

5045 MACLEAY RD SE
SALEM, OR 97317
TAXLOT 072W32D002000
MARION COUNTY
OREGON

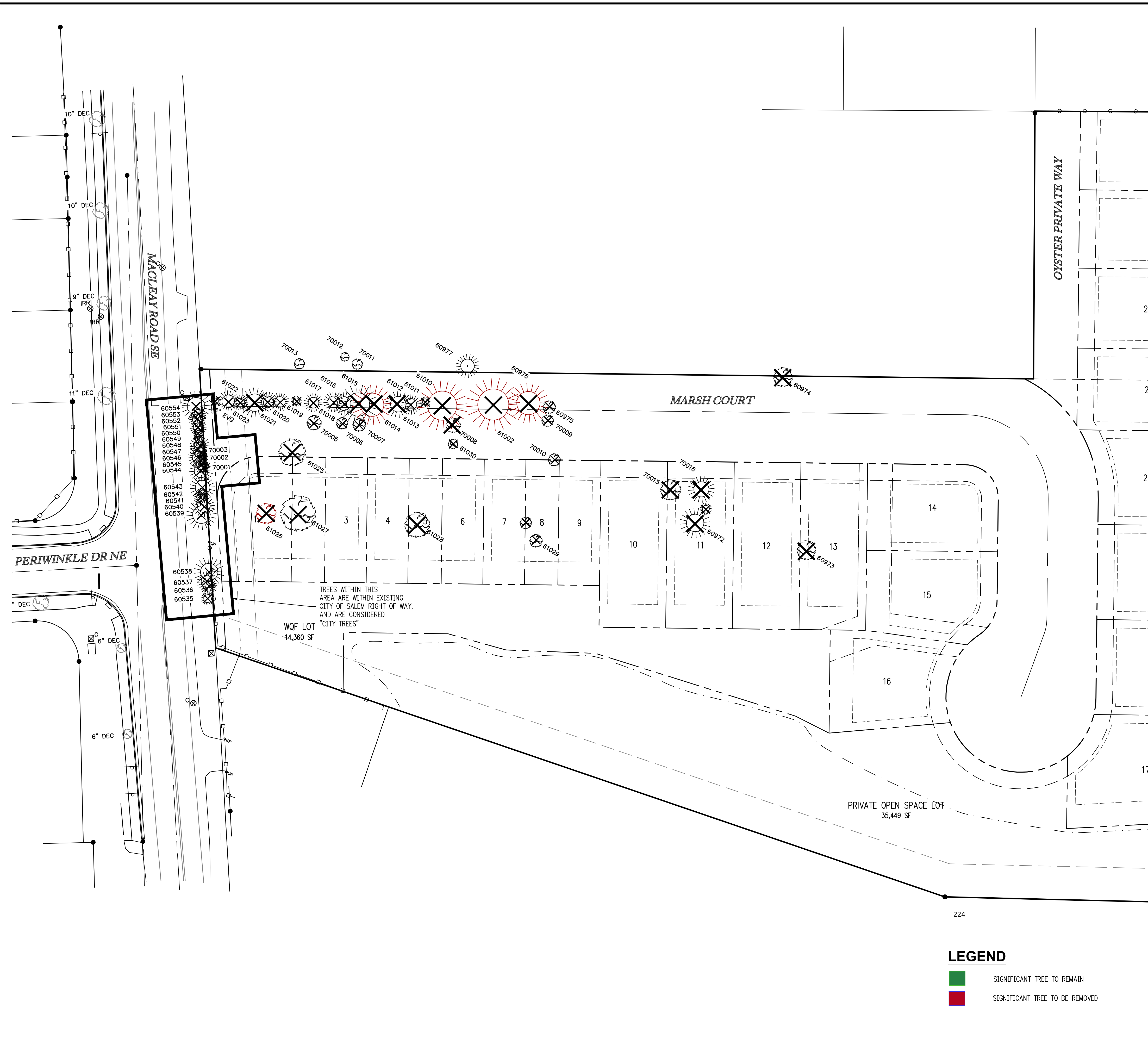
EXISTING CONDITIONS
PLAN

REVISIONS	
NO.	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, STE 100
EUGENE, OREGON 97401
TEL: (603) 746-8812
FAX: (603) 639-9592
www.emeriodesign.com



FILE: P:\0995-001 Macleay Road Subdivision - Affordable Housing (dwg) [plan] 0995-001_P2.dwg, Layout: 02 EXISTING CONDITIONS PLAN, Plot Date: 12/8/2022 11:09 AM, by: Ian Felts



TREE #	SPECIES	DBH*	REMOVE
60535	DOUGLAS-FIR	10	REMOVE
60536	DOUGLAS-FIR	12	REMOVE
60537	DOUGLAS-FIR	13	REMOVE
60538	DOUGLAS-FIR	20	REMOVE
60539	DOUGLAS-FIR	20	REMOVE
60540	DOUGLAS-FIR	14	REMOVE
60541	DOUGLAS-FIR	10	REMOVE
60542	DOUGLAS-FIR	11	REMOVE
60543	DOUGLAS-FIR	16	REMOVE
60544	DOUGLAS-FIR	14	REMOVE
60545	DOUGLAS-FIR	12	REMOVE
60546	DOUGLAS-FIR	14	REMOVE
60547	DOUGLAS-FIR	11	REMOVE
60548	DOUGLAS-FIR	13	REMOVE
60549	DOUGLAS-FIR	10	REMOVE
60550	DOUGLAS-FIR	10	REMOVE
60551	DOUGLAS-FIR	13	REMOVE
60552	DOUGLAS-FIR	12	REMOVE
60553	DOUGLAS-FIR	11	REMOVE
60554	DOUGLAS-FIR	20	REMOVE
60972	DOUGLAS-FIR	26	REMOVE
60973	OREGON ASH	16	REMOVE
60974	SWEET CHERRY	13	REMOVE
60975	SWEET CHERRY	11	REMOVE
60976	REDWOOD	34	REMOVE
60977	DOUGLAS-FIR	18	PROTECT
61002	REDWOOD	48	REMOVE
61010	REDWOOD	34	REMOVE
61011	DOUGLAS-FIR	11	REMOVE
61012	DOUGLAS-FIR	13	REMOVE
61013	DOUGLAS-FIR	16	REMOVE
61014	REDWOOD	40	REMOVE
61015	REDWOOD	21	REMOVE
61016	AUSTRIAN PINE	17	REMOVE

TREE #	SPECIES	DBH*	REMOVE
61017	REDWOOD	14	REMOVE
61018	DOUGLAS-FIR	14	REMOVE
61019	DOUGLAS-FIR	15	REMOVE
61020	DOUGLAS-FIR	15	REMOVE
61021	DOUGLAS-FIR	24	REMOVE
61022	DOUGLAS-FIR	13	REMOVE
61023	DOUGLAS-FIR	16	REMOVE
61025	PEAR	19	REMOVE
61026	APPLE	30	REMOVE
61027	APPLE	26	REMOVE
61028	OR. WHITE OAK	17	REMOVE
61029	NORWAY MAPLE	24	REMOVE
61030	APPLE	11	REMOVE
70001	DOUGLAS-FIR	9	REMOVE
70002	DOUGLAS-FIR	6	REMOVE
70003	DOUGLAS-FIR	8	REMOVE
70005	SWEET CHERRY	16	REMOVE
70006	SWEET CHERRY	10	REMOVE
70007	SWEET CHERRY	12	REMOVE
70008	PLUM	14	REMOVE
70009	SWEET CHERRY	11	REMOVE
70011	TREE-OF-HEAVEN	8	PROTECT
70012	TREE-OF-HEAVEN	6	PROTECT
70013	TREE-OF-HEAVEN	8	PROTECT
70015	SWEET CHERRY	17	REMOVE
70016	DOUGLAS-FIR	20	REMOVE

DBH* DIAMETER AT BREAST HEIGHT, INCHES.
 INDICATES OFFSITE TREE, OR TREE NOT LOCATED WITHIN PROJECT AREA, NOT INCLUDED IN TREE PRESERVATION COUNT.

- TREE PROTECTION SPECIFICATIONS**
- PRECONSTRUCTION CONFERENCE: PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST IN A TIMELY MANNER TO REVIEW THE TREE PROTECTION PLAN, VERIFY THAT TREES TO BE RETAINED ARE IDENTIFIED WITH NUMBERED TAGS ON THE GROUND, AND TO INSPECT AND VERIFY THE INSTALLATION OF TREE PROTECTION MEASURES.
 - FENCING: TREES TO REMAIN ON SITE SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING AS DEPICTED ON SITE PLANS IN ORDER TO PREVENT INJURY TO TREE TRUNKS OR ROOTS, OR SOIL COMPACTION WITHIN THE ROOT PROTECTION AREA. FENCES SHALL BE A MINIMUM 6-FOOT HIGH 2-INCH CHAIN LINK MESH SECURED TO METAL POSTS DRIVEN INTO THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST PRIOR TO OPENING, ADJUSTING OR REMOVING TREE PROTECTION FENCING.
 - TREE PROTECTION ZONE: WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:
 - GRADE CHANGE OR CUT AND FILL;
 - NEW IMPERVIOUS SURFACES;
 - UTILITY OR DRAINAGE FIELD PLACEMENT;
 - STAGING OR STORAGE OF MATERIALS AND EQUIPMENT; OR
 - VEHICLE MANEUVERING.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO WORKING BENEATH PROTECTED TREE DRIPLINES. ROOT PROTECTION ZONES MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING AND SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS.
 - TREE AND STUMP REMOVAL: TREES TO BE REMOVED SHALL BE CLEARLY IDENTIFIED WITH TREE-MARKING PAINT OR OTHER METHODS APPROVED IN ADVANCE BY THE PROJECT ARBORIST. PROTECTION FENCING MAY BE TEMPORARILY OPENED IN TRACT B FOR REMOVAL OF TREES #6654 AND #6655, IN THE REAR OF LOT 3 FOR REMOVAL OF TREE #6248 AND #6375, IN THE REAR OF LOT 9 FOR REMOVAL OF TREE #60316 AND IN THE REAR OF LOT 10 FOR REMOVAL OF TREES #60398 AND #60399. WITHIN TREE PROTECTION ZONES, TREE REMOVAL SHALL BE PERFORMED WITH HAND TOOLS ONLY AND TREES SHALL BE DIRECTIONALLY FELLED OR SURGICALLY REMOVED TO AVOID DAMAGE TO REMAINING NEARBY TREES. THE STUMPS OF THESE PARTICULAR TREES SHALL REMAIN IN THE GROUND, BE REMOVED APPROXIMATELY 6-INCHES BELOW THE GROUND SURFACE USING A STUMP GRINDER, OR ELSE EXTRACTED FROM THE GROUND UNDER ARBORIST SUPERVISION.
 - PRUNING: PRUNING MAY BE NEEDED TO PROVIDE OVERHEAD CLEARANCE AND TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY WHERE PRUNING IS NECESSARY ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS PREPARED FOR CONSTRUCTION. TREE REMOVAL AND PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
 - EXCAVATION AND ROOT PRUNING: EXCAVATION BENEATH PROTECTED TREE DRIPLINES SHALL BE AVOIDED IF ALTERNATIVES ARE AVAILABLE. IF EXCAVATION IS UNAVOIDABLE, THE PROJECT ARBORIST SHALL EVALUATE THE PROPOSED EXCAVATION TO DETERMINE METHODS TO MINIMIZE IMPACTS TO TREES. ROOT PRUNING SHALL BE DIRECTED AND DOCUMENTED BY THE PROJECT ARBORIST.
 - LANDSCAPING: FOLLOWING CONSTRUCTION AND WHERE LANDSCAPING IS DESIRED, APPLY APPROXIMATELY 3-INCHES OF MULCH BENEATH THE DRIPLINE OF PROTECTED TREES IN A MINIMUM 5-FOOT RADIUS AROUND TREE TRUNKS; DO NOT PILE MULCH DIRECTLY AGAINST TREE TRUNKS. SHRUBS AND GROUND COVER PLANTS MAY BE PLANTED WITHIN THE GRASS-FREE MULCH RINGS. IF IRRIGATION IS USED, USE DRIP IRRIGATION OR LOW FLOW EMITTERS INSTALLED AT NATIVE GRADE (NO TRENCHING) ONLY BENEATH THE DRIPLINES OF PROTECTED TREES. LANDSCAPING SHALL BE PERFORMED BY HAND AND WITH HAND TOOLS ONLY BENEATH PROTECTED TREE DRIPLINES; ADJUST THE LOCATION OF PLANTS TO AVOID TREE ROOT IMPACTS.
 - QUALITY ASSURANCE: A QUALIFIED ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENDOANGER TO RETAINED TREES. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CITY FOLLOWING EACH SITE VISIT PERFORMED DURING CONSTRUCTION.
 - REASSESSMENT: TREES THAT ARE RETAINED WITH SITE IMPROVEMENT WORK SHOULD BE REASSESSED IN TERMS OF FUTURE HOME PLANS; ADDITIONAL TREE REMOVAL OR ALTERNATIVE TREE PROTECTION MEASURES MAY BE NEEDED.

TREE REMOVAL	
TOTAL ONSITE SIGNIFICANT TREES	5
TOTAL REMOVED ONSITE SIGNIFICANT TREES	5
TOTAL ONSITE TREES	33
TOTAL ONSITE TREES REMOVED	33



**5045 MACLEAY RD SE
SALEM, OR 97317
TAXLOT 072W32D002000
MARION COUNTY
OREGON**

**TREE PRESERVATION AND
REMOVAL PLAN**

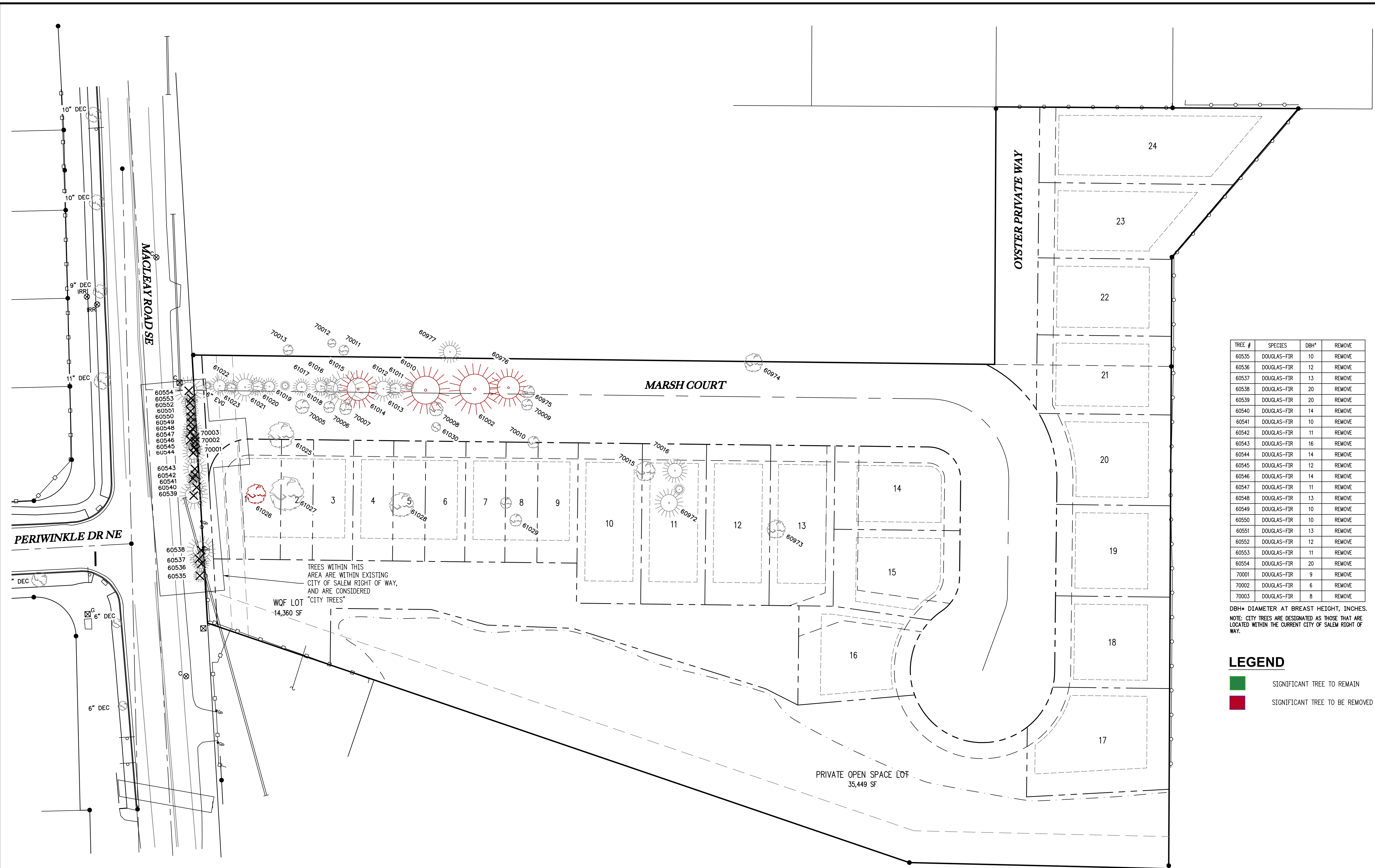
NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
1800 VALLEY OYSTER DRIVE, STE 100
EUGENE, OREGON 97401
TEL: (503) 748-8812
FAX: (503) 639-8502
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY PLAN NOT FOR CONSTRUCTION
HANKINS
EXPIRES: 9/30/2023

SHEET
03
OF
15

FILE: P:\0995-001 Macleay Road Subdivision - Affordable Housing (dwg) [plan] 0995-001_03_07.rvt Layout: 03 TREE PRESERVATION AND REMOVAL PLAN, Plot Date: 12/23/2022 9:22 AM, Dwg: Ian Felts

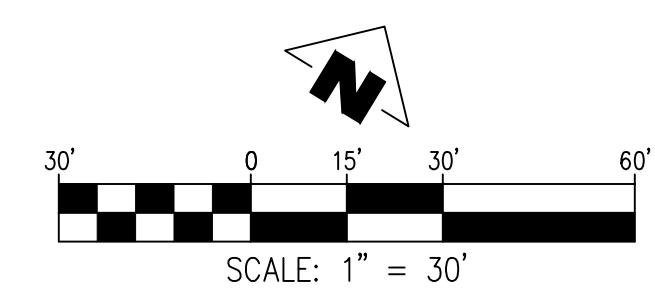


TREE #	SPECIES	DBH*	REMOVE
60535	DOUGLAS-FIR	10	REMOVE
60536	DOUGLAS-FIR	12	REMOVE
60537	DOUGLAS-FIR	13	REMOVE
60538	DOUGLAS-FIR	20	REMOVE
60539	DOUGLAS-FIR	20	REMOVE
60540	DOUGLAS-FIR	14	REMOVE
60541	DOUGLAS-FIR	10	REMOVE
60542	DOUGLAS-FIR	11	REMOVE
60543	DOUGLAS-FIR	16	REMOVE
60544	DOUGLAS-FIR	14	REMOVE
60545	DOUGLAS-FIR	12	REMOVE
60546	DOUGLAS-FIR	14	REMOVE
60547	DOUGLAS-FIR	11	REMOVE
60548	DOUGLAS-FIR	13	REMOVE
60549	DOUGLAS-FIR	10	REMOVE
60550	DOUGLAS-FIR	10	REMOVE
60551	DOUGLAS-FIR	13	REMOVE
60552	DOUGLAS-FIR	12	REMOVE
60553	DOUGLAS-FIR	11	REMOVE
60554	DOUGLAS-FIR	20	REMOVE
70001	DOUGLAS-FIR	9	REMOVE
70002	DOUGLAS-FIR	6	REMOVE
70003	DOUGLAS-FIR	8	REMOVE

DBH* DIAMETER AT BREAST HEIGHT, INCHES.
NOTE: CITY TREES ARE DESIGNATED AS THOSE THAT ARE LOCATED WITHIN THE CURRENT CITY OF SALEM RIGHT OF WAY.

LEGEND

- SIGNIFICANT TREE TO REMAIN
- SIGNIFICANT TREE TO BE REMOVED

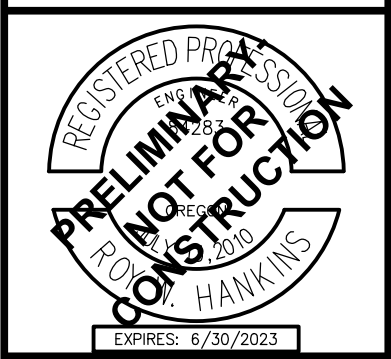


5045 MACLEAY RD SE
SALEM, OR 97317
TAXLOT 072W32D002000
MARION COUNTY
OREGON

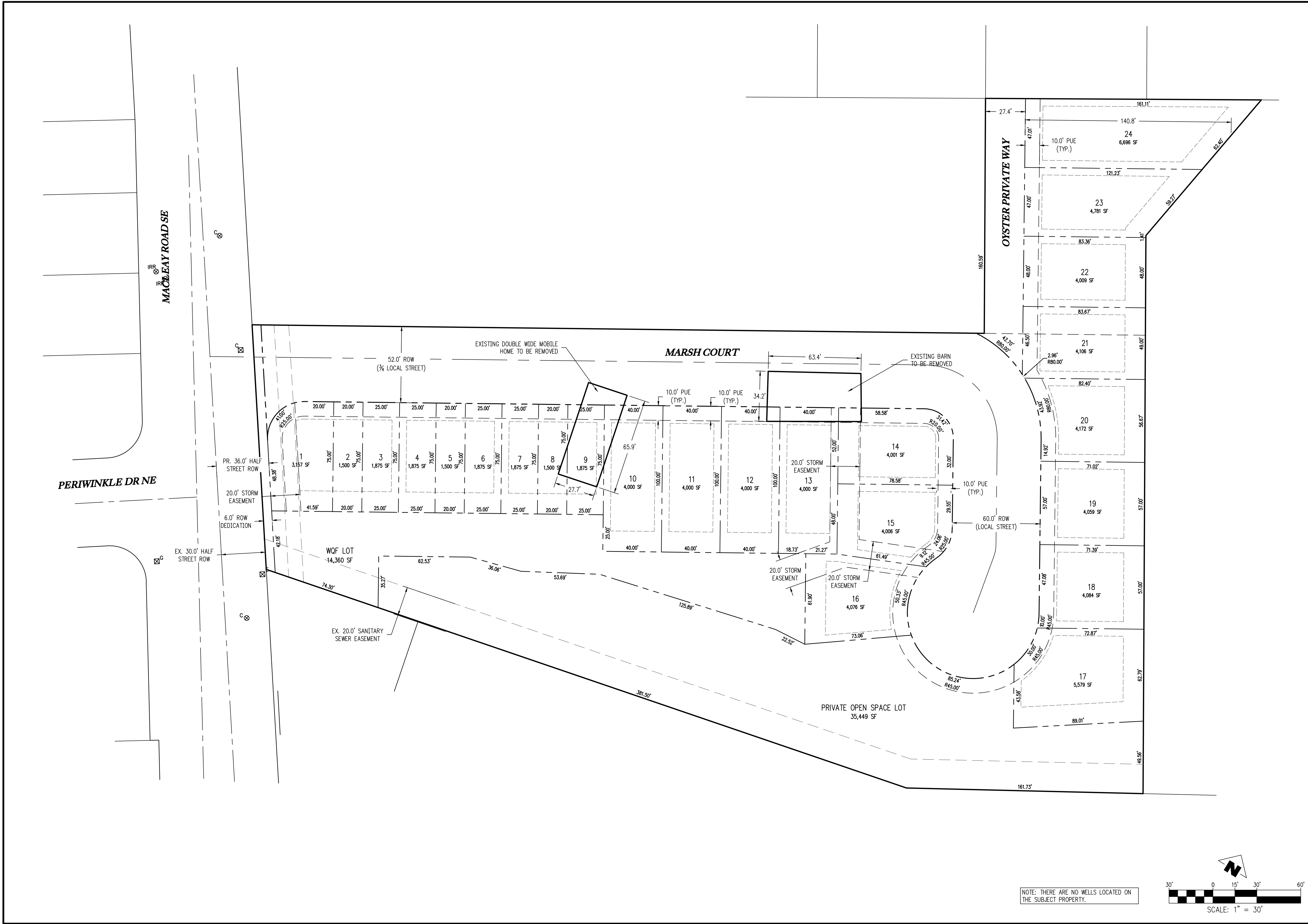
**TREE PRESERVATION AND
REMOVAL PLAN - CITY**

NO.	DATE	DESCRIPTION

EMERIO
ENGINEERING • SURVEYING • DESIGN
1500 VALLEY RIVER DRIVE, STE 100
EUGENE, OREGON 97401
TEL: (603) 746-8812
FAX: (603) 639-8592
www.emeriodesign.com



FILE: P:\0995-001 Macleay Road Subdivision - Affordable Housing (dwg\plan)\0995-001_P4_07rep_city_Layout: 04 TREE PRESERVATION AND REMOVAL PLAN - CITY, Plot Date: 12/23/2022 9:25 AM, by: Ian Felts



5045 MACLEAY RD SE
 SALEM, OR 97317
 TAXLOT 072W32D002000
 MARION COUNTY
 OREGON

TENTATIVE PLAT

NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1500 VALLEY RIVER DRIVE, STE 100
 EUGENE, OREGON 97401
 TEL: (603) 746-8812
 FAX: (603) 639-9592
 www.emeriodesign.com



SHEET
05
 OF
15

SCALE: 1" = 30'

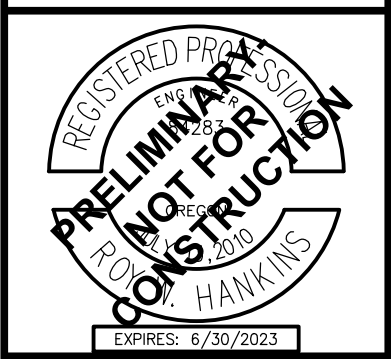
NOTE: THERE ARE NO WELLS LOCATED ON THE SUBJECT PROPERTY.

5045 MACLEAY RD SE
 SALEM, OR 97317
 TAXLOT 072W32D002000
 MARION COUNTY
 OREGON

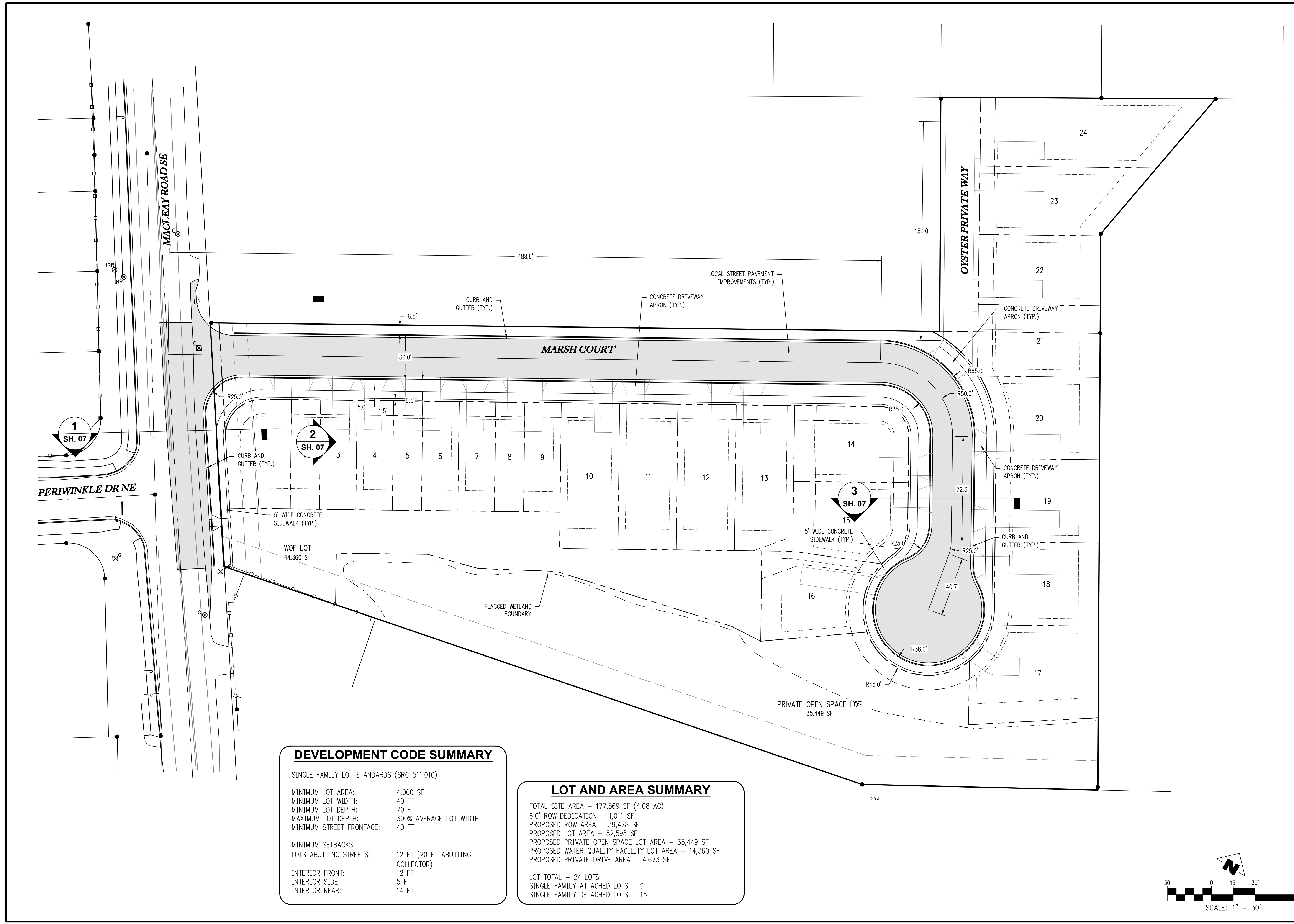
TENTATIVE SITE PLAN

NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1500 VALLEY RIVER DRIVE, STE 100
 EUGENE, OREGON 97401
 TEL: (603) 746-8812
 FAX: (603) 639-6562
 www.emeriodesign.com



SHEET
06
 OF
15



DEVELOPMENT CODE SUMMARY

SINGLE FAMILY LOT STANDARDS (SRC 511.010)

MINIMUM LOT AREA: 4,000 SF
 MINIMUM LOT WIDTH: 40 FT
 MINIMUM LOT DEPTH: 70 FT
 MAXIMUM LOT DEPTH: 300% AVERAGE LOT WIDTH
 MINIMUM STREET FRONTAGE: 40 FT

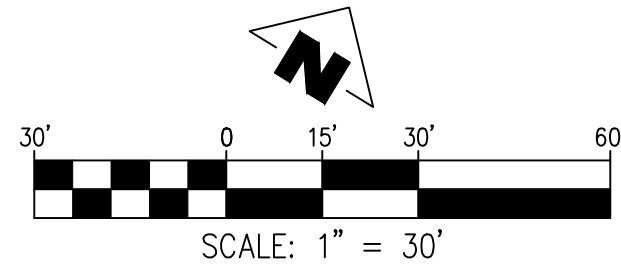
MINIMUM SETBACKS
 LOTS ABUTTING STREETS: 12 FT (20 FT ABUTTING COLLECTOR)

INTERIOR FRONT: 12 FT
 INTERIOR SIDE: 5 FT
 INTERIOR REAR: 14 FT

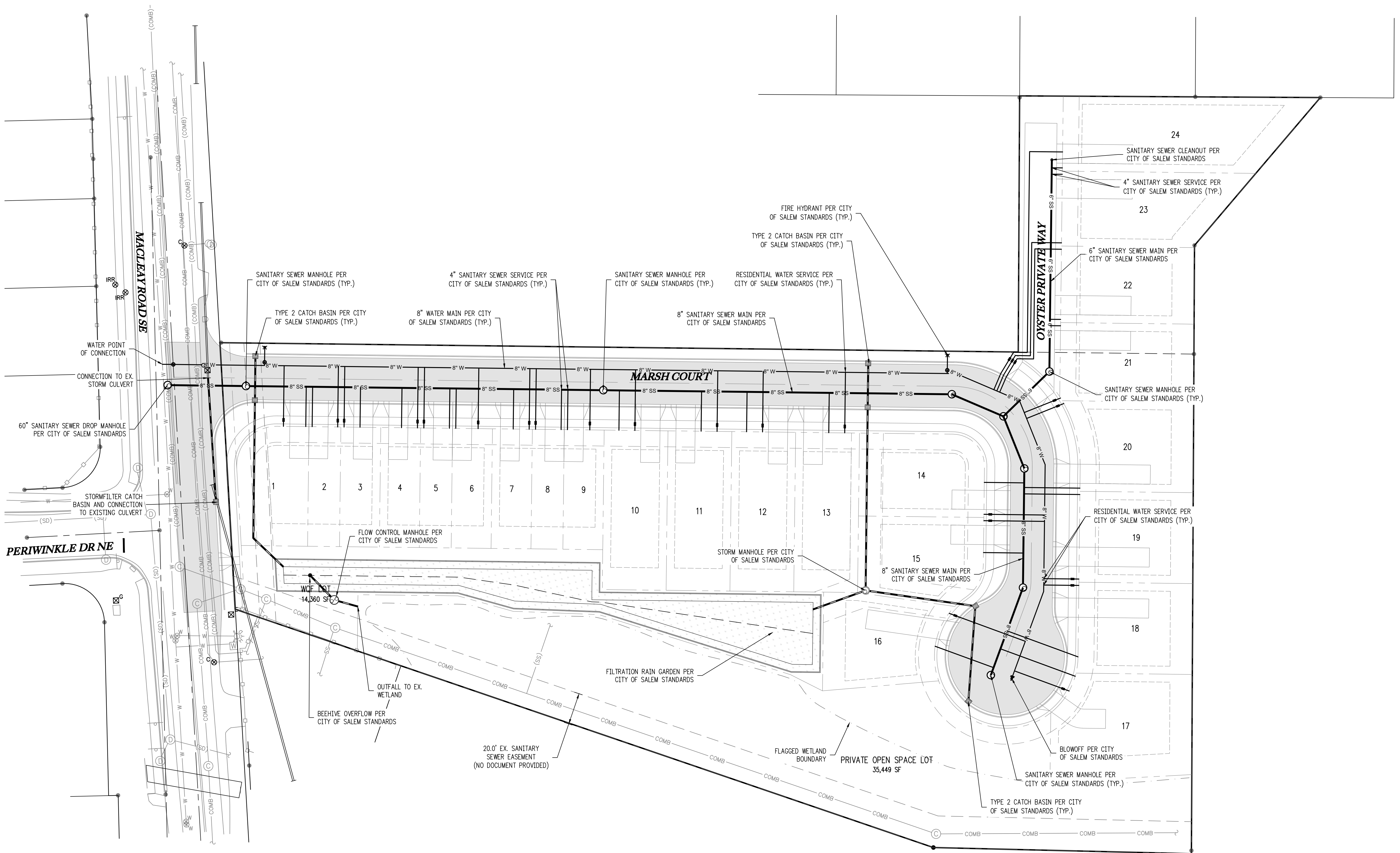
LOT AND AREA SUMMARY

TOTAL SITE AREA - 177,569 SF (4.08 AC)
 6.0' ROW DEDICATION - 1,011 SF
 PROPOSED ROW AREA - 39,478 SF
 PROPOSED LOT AREA - 82,598 SF
 PROPOSED PRIVATE OPEN SPACE LOT AREA - 35,449 SF
 PROPOSED WATER QUALITY FACILITY LOT AREA - 14,360 SF
 PROPOSED PRIVATE DRIVE AREA - 4,673 SF

LOT TOTAL - 24 LOTS
 SINGLE FAMILY ATTACHED LOTS - 9
 SINGLE FAMILY DETACHED LOTS - 15



FILE:P:\0995-001_Macleay Road Subdivision - Affordable Housing.dwg [plan] 0995-001_P6.dwg, Layout: 06 TENTATIVE SITE PLAN, Plot Date: 12/8/2022 11:12 AM, by: Ian Felis

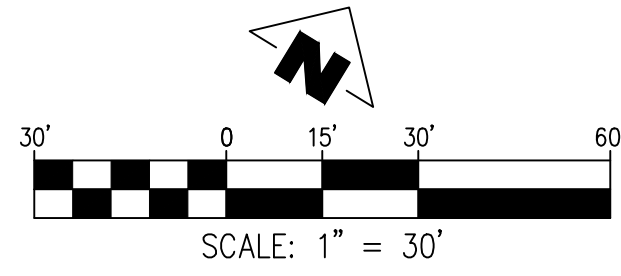


5045 MACCLEARY RD SE
 SALEM, OR 97317
 TAXLOT 072W32D002000
 MARION COUNTY
 OREGON

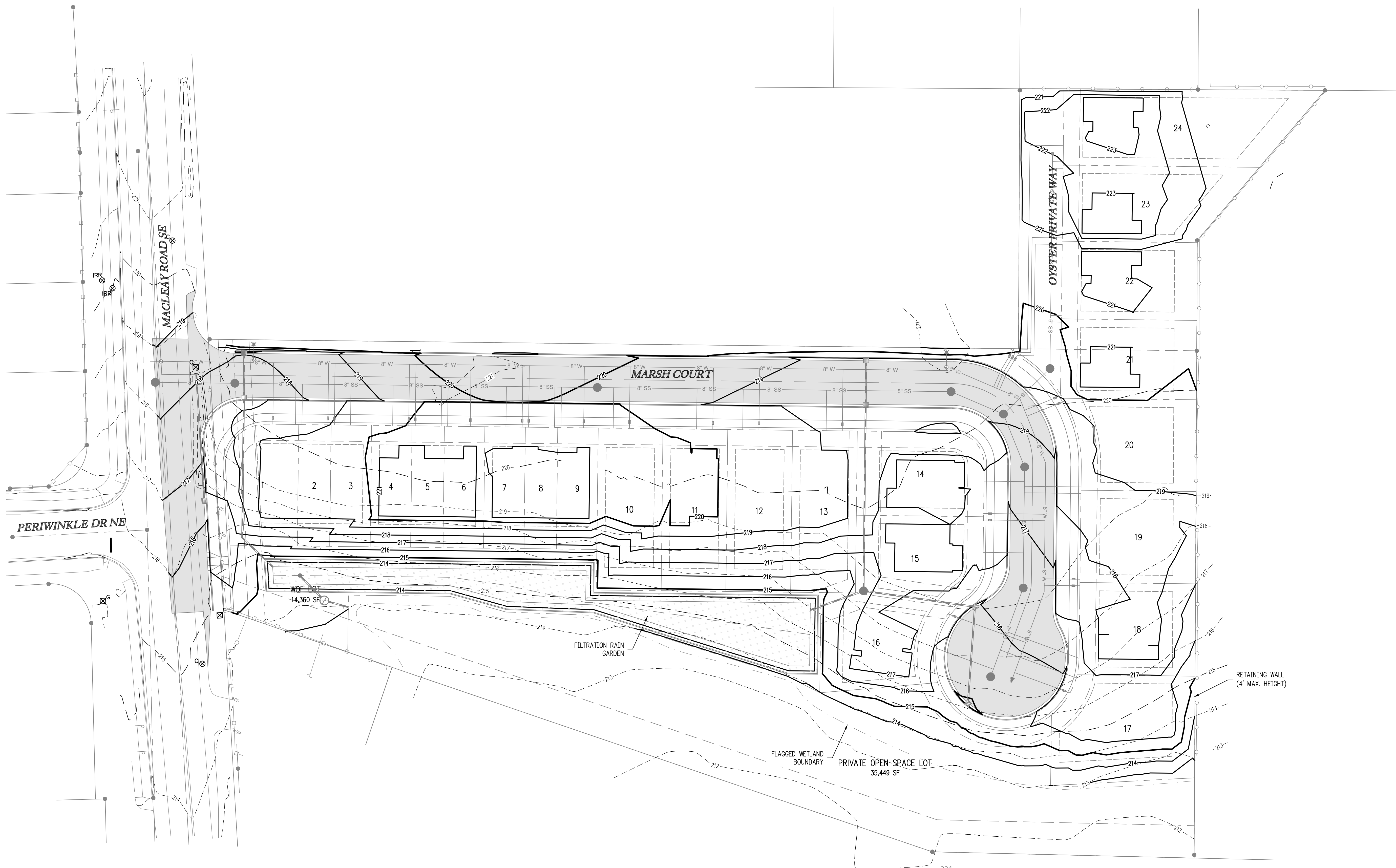
**TENTATIVE COMPOSITE
 UTILITY PLAN**

NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1500 VALLEY RIVER DRIVE, STE 100
 EUGENE, OREGON 97401
 TEL: (603) 746-8812
 FAX: (603) 639-9592
 www.emeriodesign.com

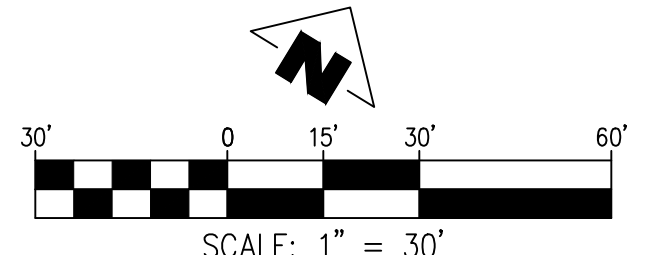


FILE:P:\0995-001 MacCleary Road Subdivision - Affordable Housing (dwg) [plan] 0995-001_P8-Occp Layout: 08 TENTATIVE COMPOSITE UTILITY PLAN, Plot Date: 12/8/2022 11:14 AM, by: Ian Felts



TENTATIVE EARTHWORK SUMMARY	
	VOLUME IN CY
12" STRIPPINGS	5,200
CUT	2,470
FILL	4,600
NET	2,130 CY FILL/IMPORT

NOTE: TRENCH SPOILS ARE NOT INCLUDED IN THIS CALCULATION. CONTRACTOR SHALL INDEPENDENTLY VERIFY VOLUMES. CUT VOLUME INCLUDES ADDITIONAL VOLUME FOR PROPOSED ROAD EXCAVATION.

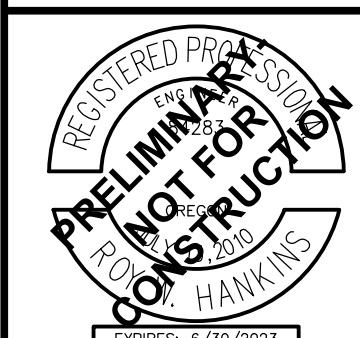


TENTATIVE GRADING PLAN

5045 MACLEAY RD SE
 SALEM, OR 97317
 TAXLOT 072W32D002000
 MARION COUNTY
 OREGON

NO.	DATE	DESCRIPTION

EMERIO
 ENGINEERING • SURVEYING • DESIGN
 1500 VALLEY RIVER DRIVE, STE 100
 EUGENE, OREGON 97401
 TEL: (603) 746-8812
 FAX: (603) 639-6592
 www.emeriodesign.com



FILE: P:\0995-001 Macleay Road Subdivision - Affordable Housing (dwg)\plan\0995-001_P9_09grad Layout: 09 TENTATIVE GRADING PLAN, Plot Date: 12/18/2022 11:17 AM, by: Ian Felts